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Kenneth R. Jones

**UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF CALIFORNIA**

UNITED STATES OF AMERICA,

Plaintiff,

v.

CB SURETY LLC, et al.,

Defendants.

Case No. 2:23-cv-02812-TLN-DB
(Assigned to Hon. Troy L. Nunley)

NOTICE OF LIS PENDENS

Action Filed: December 1, 2023
Trial Date: Not scheduled

YOU ARE HEREBY NOTIFIED that on or about December 1, 2023, suit was instituted by UNITED STATES OF AMERICA, Plaintiff, against THOMAS EIDE, TRAVIS SMITH, CB SURETY LLC, PEAK BAKERY LLC, CASCADES POINT AT CLEMSON LLC, KP TESTING LLC, STEPHEN CHRISTOPHER, MOTION MEDIA MARKETING INC., SJC FINANCIAL SERVICES INC., ARIC GASTWIRTH, RESELLER CONSULTANTS INC., AMBRAGOLD INC., BRYAN BASS, THINK PROCESSING LLC and BASS BUSINESS CONSULTANTS (collectively, "Defendants"). The suit, as of August 7, 2024, involves a request for a permanent injunction and other equitable relief regarding certain assets of the above-named Defendants, including the following described property located in the County of El Dorado, State of California, and is commonly described as 1 Carlton Lane, Placerville, California 95667 (the "Property"). The

Property is unimproved property with a legal description as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE UNINCORPORATED AREA IN COUNTY OF EL DORADO,
STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

Tract 2 as shown on that certain Map filed in the office of the County
Recorder, County of El Dorado, State of California, on March 13,
1997, in Book 22 of Records of Survey, at Page 86.

PARCEL TWO:

A non-exclusive 60.00 foot wide easement for road and public utility
purposes over and across a portion of Parcel 1 as shown in Book 45 of
Parcel Maps at Page 139, Recorder's Office of El Dorado County,
California, the center line of said 60.00 foot wide is described as
follows:

Beginning at the Southwesterly corner of said Parcel 1; thence on the
Southerly line of said Parcel North $72^{\circ} 53' 25''$ East, 445.85 feet to the
TRUE POINT OF BEGINNING being a non-tangent whose radius
point bears North $72^{\circ} 55' 45''$ East, 200.00 feet; thence Northerly on
the arc of said curve 167.16 feet through a central angle of $47^{\circ} 53' 20''$;
thence North $30^{\circ} 49' 05''$ East, 110.46 feet to a curve whose radius
point bears North $59^{\circ} 10' 55''$ West, 350.00 feet; thence Northerly on
the arc of said curve 90.49 feet through a central angle of $14^{\circ} 48' 49''$;
thence North $15^{\circ} 00' 16''$ East, 397.33 feet to a curve whose radius
point bears North $73^{\circ} 59' 44''$ West, 350.00 feet; thence Northerly on
the arc of said curve 65.68 feet through a central angle of $10^{\circ} 45' 08''$;
thence North $5^{\circ} 15' 08''$ East, 262.53 feet to the northerly line of said
Parcel 1.

The side lines of the described easement arc to be extended or
shortened to meet at angle points and to terminate at the Southerly and
Northerly lines of said Parcel.

PARCEL THREE:

A non-exclusive easement for road and public utility purposes 60 feet
in width, lying Westerly of and continuous to the East boundary of

1 PARCEL 1, as said Parcel is shown on that certain Parcel Map entitled
2 "A Portion of the West ½ of Section 31, T.11 N., R. 10 E., M.D.M.",
3 filed August 9, 1996 in the Office of the County Recorder of El Dorado
4 County in Book 45 of Parcel Maps, at Page 139, and designated
thereon as Scottsdale Road.

5 Assessor Parcel No. 089-110-062-000

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7 Dated: August 7, 2024

DLA PIPER LLP (US)

8 By: /s/ Oliver M. Kiefer
9 Oliver M. Kiefer
10 Attorneys for Receiver
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